



49 Dutton Court, Station Approach  
Cheadle Hulme SK8 5BF  
Asking Price £137,000







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A Second Floor, One Double Bedroom Retirement Apartment in the centre of Cheadle Hulme Village (for the over 70's) NO ONWARD CHAIN .

Built eleven years ago, this modern second floor Retirement Apartment comes to the market for the very first time.

It lies within a development which offers facilities required for modern day living. The property offers: Entrance Hall, Large Lounge, Fitted Modern Kitchen, One Double Bedroom, Shower Room/WC.

Cheadle Hulme Village provides a train station giving access to Stockport, Manchester, Macclesfield and Wilmslow. Within the village are both Waitrose and Asda. Slightly further afield are the larger super stores: John Lewis, Sainsbury's, Marks and Spencer's, Tesco etc.

Age 70+

Available with NO ONWARD CHAIN.

- One Double Bedroom
- Electric Heating
- PVCU Double Glazing
- Lift within Building
- Residents Lounge/Restaurant
- Retirement for over 70s
- NO ONWARD CHAIN

Communal Hallway  
With lift and staircase giving access to all floors

Hallway  
24 Hour Tunstall emergency response pull chord. Apartment security door entry system with intercom. Store cupboard.

Tenure: Leasehold  
Council Tax: SMBC C

Lounge  
25'09 x 11'01 decreasing to 7'  
French door with Juliet balcony.

Kitchen  
max 8'05 x 7'07  
Fully fitted kitchen comprising: Built-in waist height oven, ceramic hob with extractor hood, integrated fridge, freezer and under pelmet lighting. Tiled floor and partial wall tiling.

Bedroom  
21'04 x 9'07 decreasing to 5'09  
Built in wardrobe, TV point and telephone point

Shower Room/WC  
9'06 decreasing to 5'08 x 8'07  
Wall tiles, fitted suite comprising, walk-in shower and separate paneled bath, low level WC, vanity unit with sink and mirror above.

Communal gardens and Car Parking  
Landscaped mature gardens available to the residents along with car parking, however this we believe is subject to acquiring a permit.

Leasehold Information  
Lease Length: 125 years from Jan 2012  
Ground rent: £435 per annum  
Ground rent review date: Jan 2027  
Managed by: Your Life Management Services

Service Charge  
£8,860.98 per annum (for financial year end 31st March 2025) which includes the following:

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

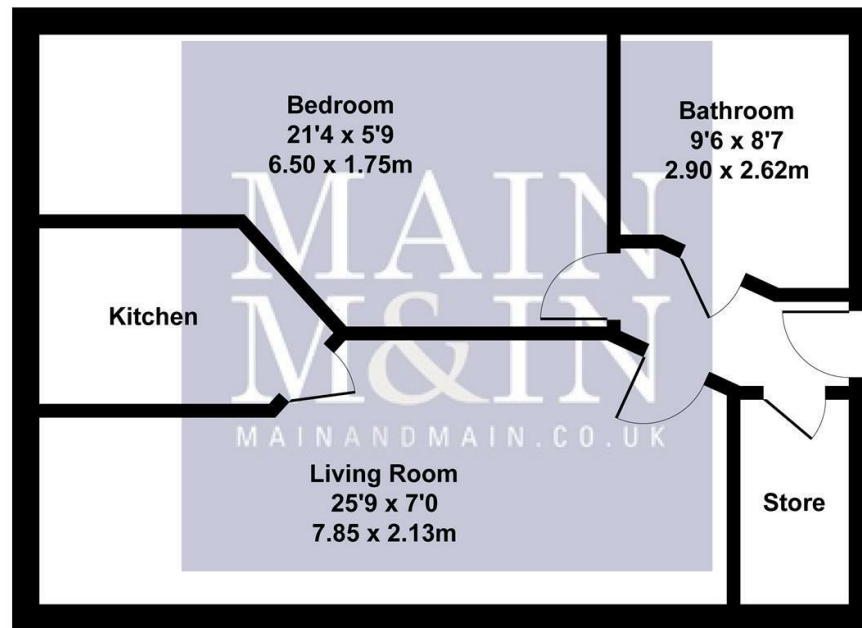
One hour of domestic support per week is included in the service charge.

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact Main and Main.



## Dutton Court

Approximate Gross Internal Area  
649 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2024  
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To view this property call Main & Main on 0161 437 1338



